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Sweet Clover Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 385 001 010	1452 RED CLOVER HILLS DR	02/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$165,800
06 385 001 012	1441 RED CLOVER HILLS DR	10/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,700
06 385 001 022	6604 SWEET CLOVER HILLS DR	07/28/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$185,600
06 385 001 022	6604 SWEET CLOVER HILLS DR	07/17/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$185,600
06 395 001 019	1474 PRAIRIE CLOVER DR	05/16/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$196,300
Totals:			\$1,902,500			\$1,902,500	\$883,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.01	\$331,586	\$20,801	\$404,199	\$252,056	1.604	1,562	\$258.77	SWCH
42.77	\$299,477	\$22,289	\$327,711	\$224,808	1.458	1,664	\$196.94	SWCH
68.74	\$371,210	\$32,549	\$237,451	\$274,664	0.865	1,922	\$123.54	SWCH
43.67	\$371,210	\$32,549	\$392,451	\$274,664	1.429	1,922	\$204.19	SWCH
45.39	\$407,757	\$37,453	\$395,047	\$288,029	1.372	1,690	\$233.76	SWCH
	\$1,781,240		\$1,756,859	\$1,314,221			\$203.44	
46.41				E.C.F. =>	1.337		Std. Deviation=>	0.28204117
11.87				Ave. E.C.F. =>	1.345		Ave. Variance=>	19.2295

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
25.8358	1 STORY	\$16,991		SWEET CLOVER HILLS	401	87
11.2488	1.5 STORY	\$22,289		SWEET CLOVER HILLS	401	74
48.0737	1.5 STORY	\$27,405		SWEET CLOVER HILLS	401	74
8.3589	1.5 STORY	\$27,405		SWEET CLOVER HILLS	401	74
2.6302	1 STORY	\$37,453	06 395 001 020	SWEET CLOVER HILLS	401	90
0.8444						

Coefficient of Var=> 14.29433792

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 9:38 AM

Parcel:	06 385 001 010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MORGAN, BRITTANY & WILLIAM	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1452 RED CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1844/0781	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	10 N/A 03-15
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

MORGAN, BRITTANY & WILLIAM
1452 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 02/21/2023 for 425,000 by TRACHSEL, VICOTOR J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1844/0781

Most Recent Permit Information

Permit PM11-0186 on 05/12/2011 for \$0 category MECHANICAL.

Physical Property Characteristics

2025 S.E.V.:	178,900	2025 Taxable:	167,600	Lot Dimensions:	
2024 S.E.V.:	167,600	2024 Taxable:	167,600	Acreage:	0.93
Zoning:		Land Value:	16,991	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	3,810	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2011
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior:
% Good (Physical): 87
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,562
Ground Area: 1,562
Garage Area: 588
Basement Area: 1,562
Basement Walls:
Estimated TCV: 336,999

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 9:38 AM

Parcel: 06 385 001 012
Owner's Name: VESSELLA, THOMAS J & SUSAN D
Property Address: 1441 RED CLOVER HILLS DR
JONESVILLE, MI 49250
Liber/Page: 1838/0569
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 06 FAYETTE TWP
MAP #: 17 N/A 11-14
School: 30030 JONESVILLE COMMUNITY SCHOOLS
Neighborhood: SWCH SWEET CLOVER HILLS

Mailing Address:

VESSELLA, THOMAS J & SUSAN D
1441 RED CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 10/31/2022 for 350,000 by HAWKINS, GARY & KATHRYN REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1838/0569

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: 161,400

2025 Taxable: 119,805

Lot Dimensions:

2024 S.E.V.: 151,600

2024 Taxable: 119,805

Acreage: 1.22

Zoning:

Land Value: 22,289

Frontage: 0.0

PRE: 100.000

Land Impr. Value: 0

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,664
Ground Area: 1,664
Garage Area: 484
Basement Area: 1,664
Basement Walls:
Estimated TCV: 300,568

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 9:38 AM

Parcel:	06 385 001 022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DECKER, MATTHEW & AHNA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6604 SWEET CLOVER HILLS DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1875/0194	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	None	MAP #	14 N/A 09-16
Topography:	None	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

DECKER, MATTHEW & AHNA
6604 SWEET CLOVER HILLS DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 07/17/2024 for 425,000 by BERNARD, KARL L & ALICE J (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1875/0194

Most Recent Permit Information

Permit PB06-0467 on 08/07/2006 for \$2,520 category ADDITIONS.

Physical Property Characteristics

2025 S.E.V.:	199,900	2025 Taxable:	199,900	Lot Dimensions:	
2024 S.E.V.:	187,900	2024 Taxable:	149,100	Acreage:	1.50
Zoning:		Land Value:	27,405	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,144	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1.5 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,922
Ground Area: 1,281
Garage Area: 960
Basement Area: 1,281
Basement Walls:
Estimated TCV: 367,226

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/24/2024 9:38 AM

Parcel:	06 395 001 019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MALCHEFF, ADAM & JESSICA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1474 PRAIRIE CLOVER DR JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1826/0712	Prev. Taxable Stat	TAXABLE
Split:	11/16/2001	Gov. Unit:	06 FAYETTE TWP
Public Impr.:	Paved Road, Electric	MAP #	18 N/A 03-29
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	SWCH SWEET CLOVER HILLS

Mailing Address:

MALCHEFF, ADAM & JESSICA
1474 PRAIRIE CLOVER DR
JONESVILLE MI 49250

Most Recent Sale Information

Sold on 05/16/2022 for 432,500 by SMITH, DONALD H & SUSAN E.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1826/0712

Most Recent Permit Information

Permit PB16-05 on 06/14/2016 for \$0 category NEW BUILDING.

Physical Property Characteristics

2025 S.E.V.:	203,700	2025 Taxable:	150,150	Lot Dimensions:	
2024 S.E.V.:	190,700	2024 Taxable:	150,150	Acreage:	1.22
Zoning:		Land Value:	22,289	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior:
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,690
Ground Area: 1,690
Garage Area: 1,056
Basement Area: 1,690
Basement Walls:
Estimated TCV: 385,095

Sweet Clover Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 385 001 010	1452 RED CLOVER HILLS DR	02/21/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$178,900
06 385 001 012	1441 RED CLOVER HILLS DR	10/31/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,400
06 385 001 022	6604 SWEET CLOVER HILLS DR	07/17/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$199,900
06 390 001 012	6314 SWEET CLOVER HILLS DR	12/02/22	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$6,900
06 395 001 011	6080 SWEET CLOVER HILLS DR	09/02/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$13,300
06 395 001 019	1474 PRAIRIE CLOVER DR	05/16/22	\$432,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$432,500	\$211,300
Totals:			\$1,669,000			\$1,669,000	\$771,700

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
42.09	\$357,800	\$84,191	\$16,991	0.93	0.93	#REF!	\$90,528	\$2.08
46.11	\$322,857	\$49,432	\$22,289	1.22	1.22	#REF!	\$40,518	\$0.93
47.04	\$399,775	\$52,630	\$27,405	1.50	1.50	#REF!	\$35,087	\$0.81
36.32	\$13,703	\$19,000	\$13,703	0.75	0.75	#REF!	\$25,333	\$0.58
76.00	\$26,674	\$17,500	\$26,674	1.46	1.46	#REF!	\$11,986	\$0.28
48.86	\$437,712	\$47,405	\$37,453	2.05	1.22	#REF!	\$23,124	\$0.53
46.24	\$1,558,521	\$270,158	\$144,515	7.91	7.08	Average		
13.78				Average		Average		
				per Net Acre=>		per SqFt=>		
				34,153.98		\$0.78		

Actual Front	ECF Area	Libe r/ Page	Other Parcels in Sale	Land Table	Class
0.00	SWCH	1844/0781		SWEET CLOVER HILLS	401
0.00	SWCH	1838/0569		SWEET CLOVER HILLS	401
0.00	SWCH	1875/0194		SWEET CLOVER HILLS	401
0.00	SWCH	1840/0558		SWEET CLOVER HILLS	402
0.00	SWCH	1834/0521		SWEET CLOVER HILLS	402
0.00	SWCH	1826/0712	06 395 001 020	SWEET CLOVER HILLS	401